



24 Ringwood Road, Bingham,
Nottinghamshire, NG13 8SZ

£230,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Home
- Breakfast Kitchen
- Off Road Parking & Garage
- Close To Amenities
- Ideal Buy To Let
- 2 Double Bedrooms
- Westerly Facing Rear Garden
- Cul-De-Sac Location
- Ideal 1st Time Buy
- Viewing Highly Recommended

An opportunity to purchase a relatively modern semi detached home tucked away in a small cul-de-sac setting shared by similar homes and positioned within walking distance of a nearby park as well as having excellent access to the wealth of local amenities.

The property offers around 635 sq.ft. of internal accommodation and is tastefully appointed with modern fixtures and fittings, comprising an initial enclosed porch leading through into the main reception and, in turn, the breakfast kitchen which overlooks the rear garden. To the first floor there are two double bedrooms and a bathroom.

The property comprises a manageable plot with a lawned frontage with inset shrubs and an adjacent driveway providing off road car standing for two vehicles. In turn this leads to the attached garage and access into a westerly facing rear garden which is enclosed to all sides.

These properties are likely to appeal to a wide audience and although large enough to accommodate a small family will probably, in the main, appeal to single or professional couples, those downsizing from larger dwellings or buy to let investors, this property having been let for some years on a short hold tenancy.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

BINGHAM

The market town of Bingham is well equipped with amenities including a range of shops, primary and secondary schools, doctors and dentists, leisure centre and railway station with links to Nottingham and Grantham. The town is conveniently located for commuting situated at the intersection of the A52 and A46 and with good road links to the A1 and M1.

A UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENCLOSED PORCH

4'8" x 3'3" (1.42m x 0.99m)

Having cloaks hanging space, wall mounted electrical consumer unit and a further door leading through into:

SITTING ROOM

18'5" x 11'9" (5.61m x 3.58m)

Having a spindle balustrade turning staircase rising to the first floor with under stairs storage cupboard beneath, windows to two elevations and a further door leading through into:

KITCHEN

11'9" x 8'4" (3.58m x 2.54m)

Fitted with a range of white gloss fronted wall, base and drawer units with L shaped configuration of laminate work surfaces; inset sink and drain unit with brushed metal mixer tap and tiled effect splash backs; integrated appliances including four ring gas hob, single oven beneath and chimney hood over; plumbing for washing machine, space for free standing fridge freezer, wall mounted Worcester Bosch gas central heating boiler, space for a small dining or breakfast table, window and exterior door into the garden.

RETURNING TO THE SITTING ROOM A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

8'7" x 2'11" (2.62m x 0.89m)

Having further doors leading to:

BEDROOM 1

11'8" x 9'4" (3.56m x 2.84m)

A double bedroom having aspect to the front and access to loft space above.

BEDROOM 2

11'8" x 8'2" (3.56m x 2.49m)

A further double bedroom having an aspect into the rear garden with over stairs cupboard.

BATHROOM

8'5" x 5' (2.57m x 1.52m)

Having a three piece suite comprising panelled bath with chrome taps and wall mounted electric shower over, close coupled WC and pedestal washbasin; over stairs cupboard and window to the side.

EXTERIOR

The property is tucked away towards the end of the close on a manageable plot set back behind an open plan frontage which is partly lawned with inset shrubs and a pathway leading to the front door. To the side of the property a driveway provides off road car standing for two vehicles and in turn leads to the brick built garage. The rear garden benefits from a westerly aspect, having initial paved terrace leading back into the kitchen, L shaped lawn, further seating area at the foot and enclosed in the main by panelled fencing.

GARAGE

16'10" x 9'2" (5.13m x 2.79m)

Having power and light, up and over door and potential storage in the eaves; also cold water tap and waste so potentially could house a washing machine or similar appliance; a courtesy door gives access into the rear garden.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band b

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, drainage, gas and water (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

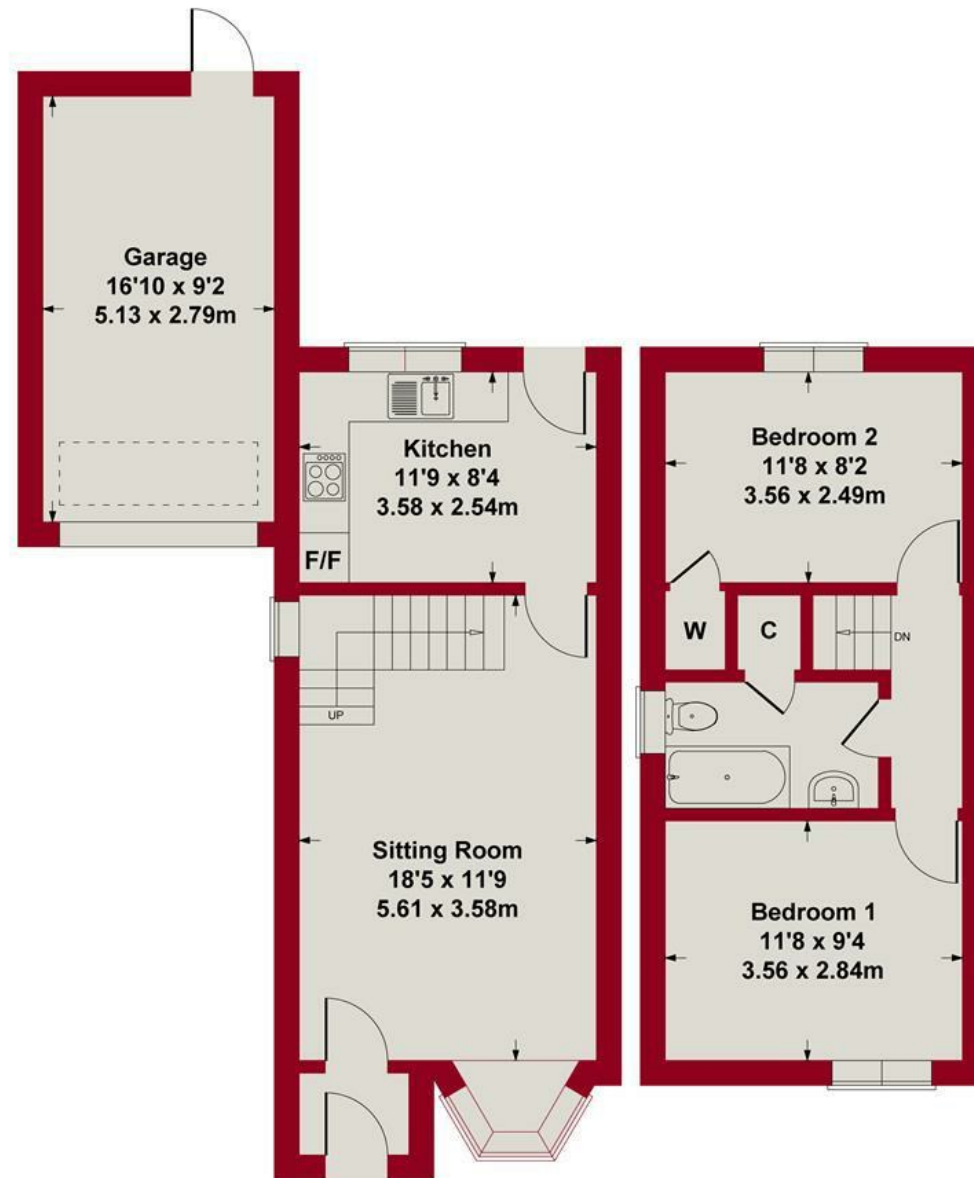
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>







GROUND FLOOR

FIRST FLOOR

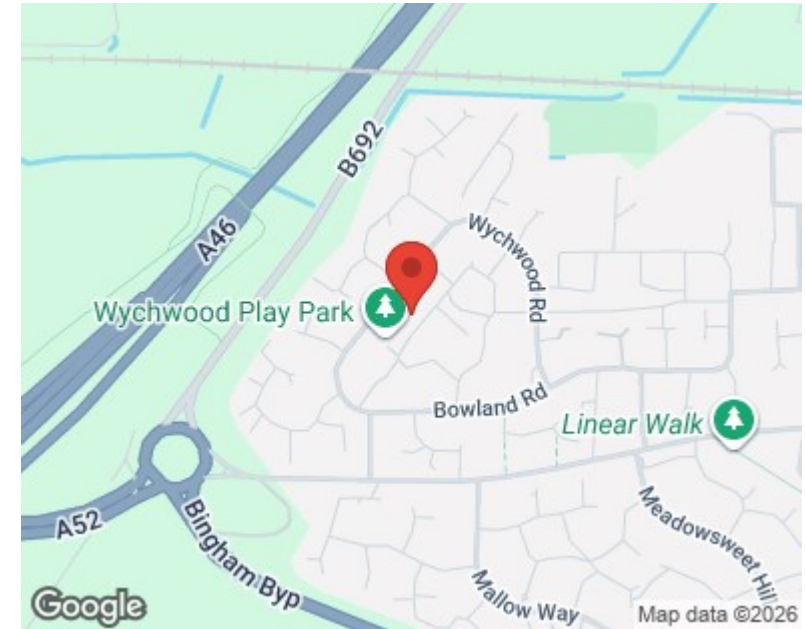
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



RICS



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